



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: R-1314-110**

**File ID:** R-1314-110      **Type:** Land Use Plan Resolution      **Status:** Non-Consent Items

**Version:** 1      **Reference:** Item No. 29      **In Control:** City Council

**Department:** Planning and Community Development Department      **Cost:**      **File Created:** 02/11/2014

**File Name:** Loch 2025 Amendment      **Final Action:**

**Title:** RESOLUTION NO. R-1314-110: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO PLACE PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE VERY LOW DENSITY RESIDENTIAL DESIGNATION AND REMOVE THE SAME FROM THE COUNTRY RESIDENTIAL DESIGNATION. (5451 BROADWAY)

**Notes:** ACTION NEEDED: Motion to adopt or reject Resolution No. R-1314-110; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 07/08/2014

**Agenda Number:** 29

**Attachments:** R-1314-110, 2025 Map, Staff Report, Pre-Development Summary, Greenbelt Commission Comments, Loch Minutes.pdf, Postponement Letter.pdf

**Project Manager:** Jane Hudson, Principal Planner

**Entered by:** rone.tromble@normanok.gov      **Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	03/13/2014					
	<b>Action Text:</b>		Recommended for adoption at subsequent City Council meeting.				
1	City Council	04/22/2014	Postponed				Pass
	<b>Action Text:</b>	Postponed until May 13, 2014					
	<b>Notes:</b>	<i>Postponed until May 13, 2104</i>					
1	City Council	05/13/2014	Postponed				Pass
	<b>Action Text:</b>	Until July 8, 2014					

## Text of Legislative File R-1314-110

Body

**SUMMARY OF REQUEST:** The applicants, Billy and Diana Loch, are requesting to divide their ten acre parcel into two lots; the front lot will be approximately 3.45 acres and the rear lot approximately 6.41 acres. This proposal requires the applicant to plat and rezone the parcel. The rezoning will allow the applicant to split the parcel into two smaller parcels that will be less than ten acres. Due to the proposed size and use of the parcels the Norman 2025 Land Use and Transportation Plan must be amended from Country Residential, which requires a ten acre minimum, to Very Low Density Residential designation.

**STAFF ANALYSIS:** The 2025 Plan identifies two criteria that must be examined before a land use change is approved.

***1. There has been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest.***

This proposal will not be contrary to the public interest due to the following:

Within the general vicinity there are Residential Estate Dwelling Districts that allow two acre lots. There are various sizes of acreages that have single family dwellings interspersed in this area. This proposal fits with the surrounding area.

The Land Use Designation west of this parcel, across Broadway Avenue, is Very Low Density Residential. The area once consisting of large agricultural acreages has now become largely residential in nature.

***2 There is a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity.***

The existing driveway will remain and serve as access for both lots, thus there will be no new curb cuts made on Broadway.

A separate legal instrument, a Cross Access Agreement, will be filed of record; this will allow both lots access from the single drive off Broadway Avenue. Therefore, there should be no negative traffic impacts on Broadway associated with this request.

**STAFF RECOMMENDATION:** The required criteria have been examined for a Norman 2025 Land Use Plan amendment. Staff recommends approval of Resolution No. R-1314-110. Planning Commission, at their meeting of March 13, 2014, recommended adoption of Resolution No. R-1314-110, on a vote of 8-0.